

# **2005 King County Comprehensive Plan Update**

## **Area Zoning Study**

Department of Development and Environmental Services

<b>Study Area:</b> <b>Vashon Maury Island Service Center</b>
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### **Summary**

This subarea plan was carried out in response to a docket request to expand the boundaries of the Vashon Maury Island Service Center Rural Neighborhood. Rural Residential properties surrounding this Rural Neighborhood were evaluated for possible inclusion in the Rural Neighborhood.

Properties adjacent to the Vashon Maury Island Service Center Rural Neighborhood are currently designated for Rural Residential use on the King County Comprehensive Plan Land Use Map. The existing zoning is RA-10 SO, Rural Residential – one home per ten acres within a Special Overlay District.

The proposed land use designation for three parcels adjacent to the Vashon Maury Service Center is Rural Neighborhood. The proposed zoning for these parcels is O-P SO, Office with P- Suffix conditions, and retaining the existing Special Overlay District designation.

The text of P Suffix condition VS-P7, which now applies to the Vashon Maury Island Service Center and is proposed for the three adjacent parcels if added to Rural Neighborhood, and the text of Special Overlay District 140 are attached to this report.

### **Background**

This subarea plan focused on determining whether any parcels adjacent to the existing Rural Neighborhood are appropriate for redesignation to be part of the Rural Neighborhood. The study area is located on the west side of the Vashon Highway at SW 210th Street.

The docket request for the proposed land use amendment under consideration stated that adding additional land to the Rural Neighborhood will allow new facilities for the health center with less impact on existing open space and improved access and traffic circulation for the Rural Neighborhood.

### **Applicable King County Comprehensive Plan Policies:**

**R- 409**     The Rural Neighborhoods designated on the Comprehensive Plan Land Use Map are small-scale business areas that should provide convenience shopping and services for the surrounding community. No new Rural Neighborhoods are needed to serve the Rural Area. Expansion of the boundaries of the existing Rural Neighborhoods shall not be permitted except through the subarea plan process.

**R- 410** Rural Neighborhoods should accommodate only small-scale retail, community and human services and personal service uses that provide convenience shopping and services to nearby Rural Area residents. If land suitable for residential development is included within the boundaries of a Rural Neighborhood, it should be zoned for rural residential development consistent with the residential development policies of this plan.

**Analysis:**

This subarea plan was conducted to determine whether expansion of the Vashon Maury Island Service Center Rural Neighborhood is warranted. King County Comprehensive Plan policies allow for expansion of Rural Neighborhoods for small-scale commercial uses through the subarea plan process.

The human services and small-scale retail activity which now takes place will continue with improved access, should the proposed expansion be approved. New health center facilities would better serve this Rural area. The parcels to be added to the Rural Neighborhood are located between the existing health center and Vashon highway, making them the most logical parcels to be added to the Rural Neighborhood with little or no land use conflict with other Rural property near this Rural Neighborhood.

**Conclusions:**

This minor expansion of the Vashon Maury Island Service Center Rural Neighborhood will provide additional opportunities for services and convenience shopping for surrounding Rural neighborhoods without adverse land use impacts on adjacent properties.

The specific parcels proposed to be added to the Rural Neighborhood are situated between the existing health center and Vashon Highway, making them the most logical and appropriate properties to accommodate expansion of the existing Rural Neighborhood.

The small-scale retail and the existing health services will be enhanced, but they will continue to be at a scale appropriate for a Rural Neighborhood should the proposed expansion be approved. Therefore the proposed land use map and zoning amendments are consistent with applicable King County Comprehensive Plan Policies R-409 and R-410.

**Executive Staff Recommendation:**

Amend the King County Comprehensive Land Use Map designation for parcels 0722039001, -9066, and -9067 from Rural Residential to Rural Neighborhood.

Amend the zoning designation for parcels 0722039001, -9066, and -9067 from RA-10 SO to O-P-SO, Office with P Suffix conditions. Apply P Suffix condition VS-P7 to parcels 0722039001, -9066, and 9067. Retain the existing Special Overlay District SO-140 for these three parcels.

See the attached maps showing the recommended amendments and the attached text of VS-P7 and SO-140.